



# Whins House

Sabden | Clitheroe | BB7 9HP

MSW HEWETSONS



# Whins House

£2,950,000 Principal House & Grounds

Sabden | Clitheroe | Lancashire | BB7 9HP

A rare opportunity to acquire an important and significant small estate based around a beautiful Georgian House, with adjoining cottage set in exceptional formal gardens. Detached barn with planning consent for substantial four bedroom house and parkland extending to 78 acres by separate negotiation

## Situation

Whins House is set in a stunning edge of village location in the Forest of Bowland Area, yet is easily accessible for the motorway network and commuting to Manchester.

Manchester City Centre  
29 miles 55 minutes

Preston Station  
25 miles 35 minutes

Manchester Airport  
45 miles 60 minutes

The property is approached from The Whins (a private road in the ownership of Whins House) via a private road with stone gate posts leading to the house and the detached barn.

## Description

Whins House is an attractive small country estate with an impressive Grade II listed Georgian House dating to 1798 and steeped in history.

The house is widely regarded as one of the most attractive houses in the Ribble Valley and benefits from a host of original features.

The main house offers easily maintainable but large family accommodation with five reception rooms and six bedrooms, all with ensuite facilities.

The adjoining cottage which also has separate access provides spacious self-contained two bedroom accommodation, ideal for family or staff.

Set in well laid out formal gardens, the house offers privacy and attractive views and vistas, together with an exceptional outdoor entertainment space.

The land which extends to 78 acres of Agricultural land and Parkland surrounding the house and barn with ornamental spinneys and new planting.

The barn which is quite separate from the house and approached via its own tree lined access road extends to 6300 sq ft and has the benefit of planning consent for conversion to an impressive four bedroom dwelling with far reaching views over open countryside.

## Entrance Porch

### External Entrance Porch

## Reception Hallway

Original timber panelled Georgian doorway with original locks and furnishings, original arched fan light above. Oak panelled flooring, coved ceiling, centre rose, high stand traditional cast radiator. Understairs storage.

## Drawing Room

Traditional carved stone fireplace with dressed stone hearth and back. Clear view canopied log burner. Single glazed Georgian sashed windows to front and gable elevations with original panelled rebates. Single panel radiator. Large high stand cast radiator in original recess together with bookshelf above. Coved ceiling.

## Study

Fitted bookshelf and cupboards, coved, ceiling, Georgian sash windows to gable elevation with original panelled rebates, double panel central heating radiator.

## Sitting Room

Georgian slate fire surround with open grate hearth. Oak boarded flooring, two high stand traditional cast radiators, feature recess bookshelf and cupboard. Original bowed front elevation with three sash Georgian style windows, coved ceiling.

## Dining Room

Marble Georgian style fireplace with burnished fire surround and basket with raised flag marble hearth. High stand cast iron original radiator, separate high cast radiator in cover. Original sectioned ornate plaster ceiling. Original sash bay window with original panelled shutters. Sash window with original shutters to inner gable.

## Snug Room

Double glazed sash windows to rear and inner gable. Range of 'Smallbone' solid oak fitted bookcases to compliment matching burnished steel fireplace with open basket fire and raised slate hearth, oak panelled flooring, double panelled central heating radiator, coved ceiling, fitted spotlighting.

## Inner Hallway

Oak boarded flooring, two panelled radiator in covers, timber window to front elevation, feature archway to main hallway, half panelled doorway leading to rear patios and gardens. Doorway leading other areas.

## Dining Kitchen

Range of high quality fitted 'Mark Wilkinson' furniture including a range of base and wall units with complimentary black marble work surfaces. Complimentary island unit, hand painted with black marble work surfaces with stainless steel 'Belfast' sink with hot and cold supply. Oak block to preparation area, free standing table. Tumble edged 'Travertine' flooring. Built in four oven electric 'Aga'. Underfloor heating, low voltage spotlighting to ceiling. Three sealed unit double glazed Georgian style sash windows to front elevation, twin half glazed French doors leading to rear patio and garden areas. Feature sealed unit double glazed picture window adjoining the main house to the kitchen area. Timber arched panel door to front elevation.

## Cloaks

High level wc, pedestal wash hand basin, half timber panelled walls, window to rear elevation, low voltage spotlighting.

## First Floor

### Staircase

Original Georgian return staircase with cast iron decorative balustrade with turned mahogany handrail.

### Half Landing

Long multi-paned Georgian window, high stand traditional radiator.

### Main Landing

Leading to inner landing, two double panelled central heating radiators.

### Master Bedroom

Three sash windows to bow front elevation, high stand double panel central heating radiator, coved ceiling, spotlighting to ceiling.

### En-Suite Bathroom

Comprising of bath with chromed wall mounted mixer tap, 'Travertine' bowl sink with wall mounted chromed mixer tap, shower cubicle, tumbled edge 'Travertine' tiling to floor, wash hand basin and bath. Wall mounted chromed radiator towel rail, timber sashed window to front elevation, coved ceiling, low voltage spotlighting to ceiling.

### Dressing Room

A range of oak fitted furniture including glass fronted sliding linen drawers, cloaks hanging, mirrored wardrobes and shoe racks. Sealed unit double glazed sash unit to inner gable, low voltage spotlighting to ceiling.

### Bedroom Two

Georgian style sash windows to front gable elevation with original timber panelled shutters, coved ceiling, high stand traditional cast radiator.

### En-Suite Bathroom

Containing cast iron ball and claw freestanding bath with chromed antique style mixer tap and hand shower, C.P. Hart pedestal wash hand basin, low level wc, fully tiled 'Travertine' shower cubicle, 'Amtico' flooring, half timber panelled walls, double panel central heating radiator, Georgian style timber sash window to front elevation.

### Bedroom Three

Radiator in cover, fitted bookshelf, coved ceiling, Georgian style sash window to gable elevation with timber panelled rebate.

### En-Suite Bathroom

Containing three piece suite comprising of panelled bath with 'Mira' shower and screen. Pedestal wash hand basin, low level wc, 'Amtico' flooring, Georgian style sash window to rear elevation, high stand cast radiator, coved ceiling.

## Walk In Wardrobe

Fitted storage cupboards and hanging.

### Bedroom Four

Georgian sash windows to rear and inner gable, both with original timber panelled shutters, high stand cast radiator.

### En-Suite Bathroom

Four piece suite comprising of a panel bath, pedestal wash hand basin, high level wc, corner shower cubicle with brass shower fitment, half timber panelled walls, double sealed unit windows to rear elevation, low voltage spot lighting to ceiling, double panelled central heating radiator.

### Linen Room

Plumbed for washing machine and dryer, fitted work surfaces, double glazed window to inner gable, florescent lighting to ceiling, extractor fan.

### Second Floor

Georgian style staircase leading from first floor landing with cast iron decorative spindle and mahogany handrails.

### Landing

Small landing area with matching Georgian balustrade.

### Cinema Room/Bedroom Five

Double panel central heating radiator, low voltage spotlighting to ceiling.

### Dressing Room/Study

Double panel central heating radiator, arched sash double glazed window to gable elevation, low voltage spotlighting to ceiling.

### Bedroom Six

Original timber beamed ceiling, double panelled central heating radiator, sealed unit double glazed arched window to gable elevation

### En -Suite Bathroom

Containing panel bath with 'Mira' fitment and screen, pedestal wash hand basin, low level wc, 'Amtico' tiled floored, high stand cast radiator, low voltage spotlighting to ceiling, extractor fan.

### Cellars

Large open cellars which have been tanked and offers great storage space which is presently used as a home gym with three double panelled radiators, 'Travertine' tiled floor, upvc double glazed windows to both rear and front elevation.

### Secondary Cellar Area

Floor mounted oil boiler supplying central heating and domestic hot water

## COTTAGE

### Entrance Hallway

Oak boarded flooring, single panel central heating radiator, low voltage spotlighting to ceiling, double glazed timber panelled entrance door.

### Cloak Room

Two piece suite comprising bracket wash hand basin, low level w.c, oak boarded flooring, chromed radiator towel rail, low voltage spotlighting, extractor fan.

### Kitchen

Range of fitted base and wall units with complimentary timber blocked work surfaces. One and a half bowl ceramic sink with brushed steel mixer tap, built in 6 ring professional 'Delonghi' oven and hob with brushed steel extractor canopy. Oak boarded flooring, double glazed timber windows to rear elevation, double panel central heating radiator, wall mounted boiler providing central heating and domestic hot water.

### Sitting Room

Limestone fireplace with brushed steel surround, cast iron basket and raised slate hearth. Oak boarded flooring, double panel central heating radiator, sealed unit double glazed windows to front elevation, low voltage spotlighting to ceiling.

### First Floor

### Staircase

Open staircase and balustrade to sitting room with timber tread and oak handrail.

### Landing

Open balustrade landing with storage cupboard.

### Bedroom One

Two double panel central heating radiators, sealed unit double glazed windows to rear elevation, low voltage spotlighting, eaves storage.

### Bedroom Two

Sealed unit double glazed timber window, low voltage spotlighting, single panel central heating radiator.

### Shower Room

Three piece suite comprising corner shower cubicle with chromed wall mounted fitment, bracket wash hand basin, low level w.c, tumbled edge 'Travertine' tiled walls and floor, low voltage spotlighting to ceiling, extractor fan, chromed radiator towel rail.

### External

### Entrance

The property is approached from Whalley Road

from two separate private driveways onto The Whins, owned by this property. This road continues up towards the house with a separate stone wall and columned entrance leading to the front of the property.

### Driveway and Parking

To the front of the property is an open gravel driveway with parking for several vehicles, the driveway leads to the west of the property and continues to the rear where there is further parking between the principle house and formal gardens.

### Gardens

The property is set in a private garden curtilage of approximately 2 acres. There is an attractive lawn and box hedge garden immediately to the rear of the property with a stone flagged patio barbecue area.

### Formal Gardens

To the west of the main house is a stone staircase and drive leading to formal gardens with raised and decorative lawns, stone circular box hedge displays and separate orchard. There are numerous deciduous and pine trees.

### Land

The property is offered with land extending to 78 acres, together with a detached stone barn which has planning permission for conversion to a private residence with a separate access drive off The Whins.

### Services

Mains electricity, mains water, sewerage to septic tank, no gas supply, (gas available on Whalley Road)

### Council Tax

Band H.

### Tenure

Freehold with the benefit of vacant possession upon completion.

## DETACHED BARN

The detached barn is of traditional stone construction under a slate roof and is approached via a separate access road with avenue of lime trees with planning consent for the development of a four bedroom dwelling extending to 585m<sup>2</sup> (6300) sq ft.

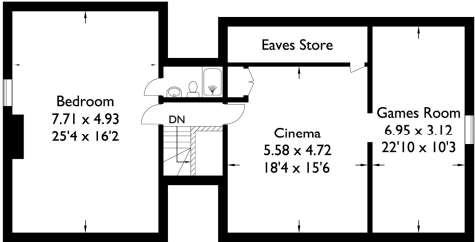
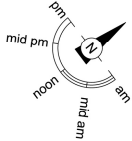
The Barn has uninterrupted views over open countryside and presents a fantastic opportunity to create an impressive rural property in its own grounds.

A full copy of the Planning Consent Number 3/2013/0842 and plans are available for inspection.

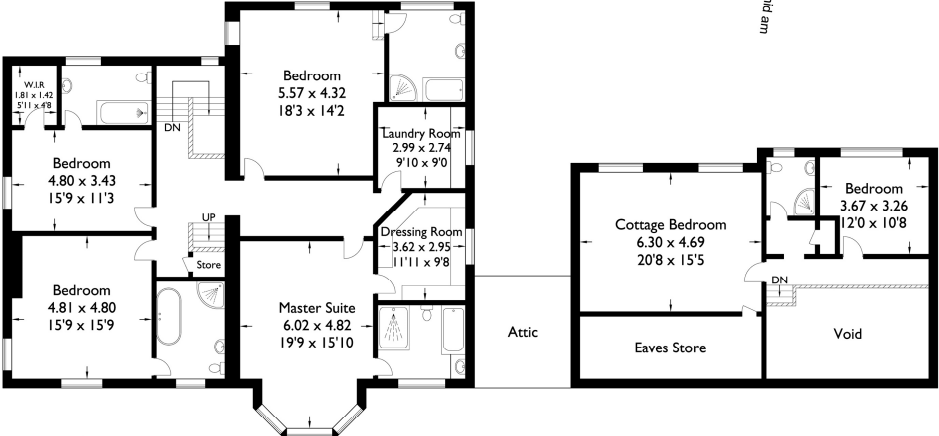
# Whins House

Approximate Gross Internal Area : 711.58 sq m / 7659.38 sq ft

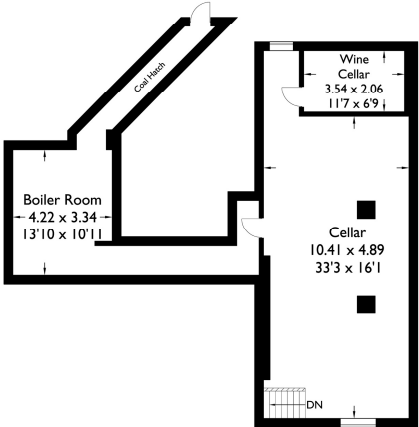
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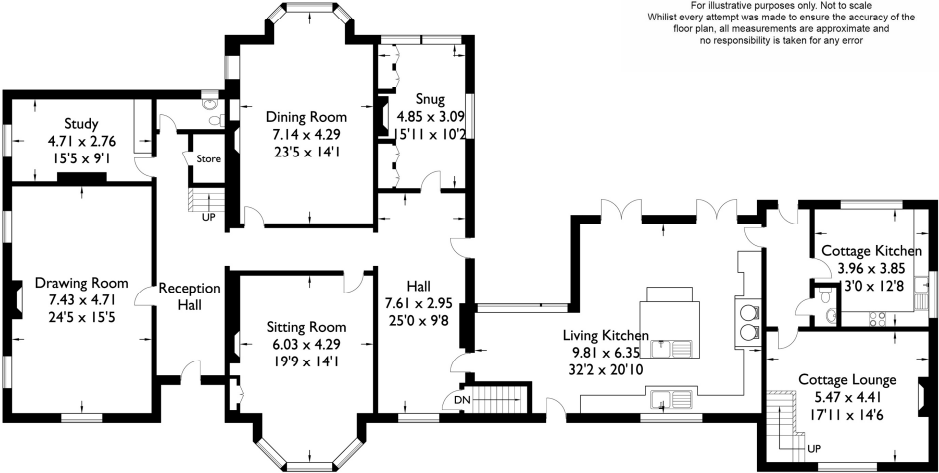
Second Floor



First Floor

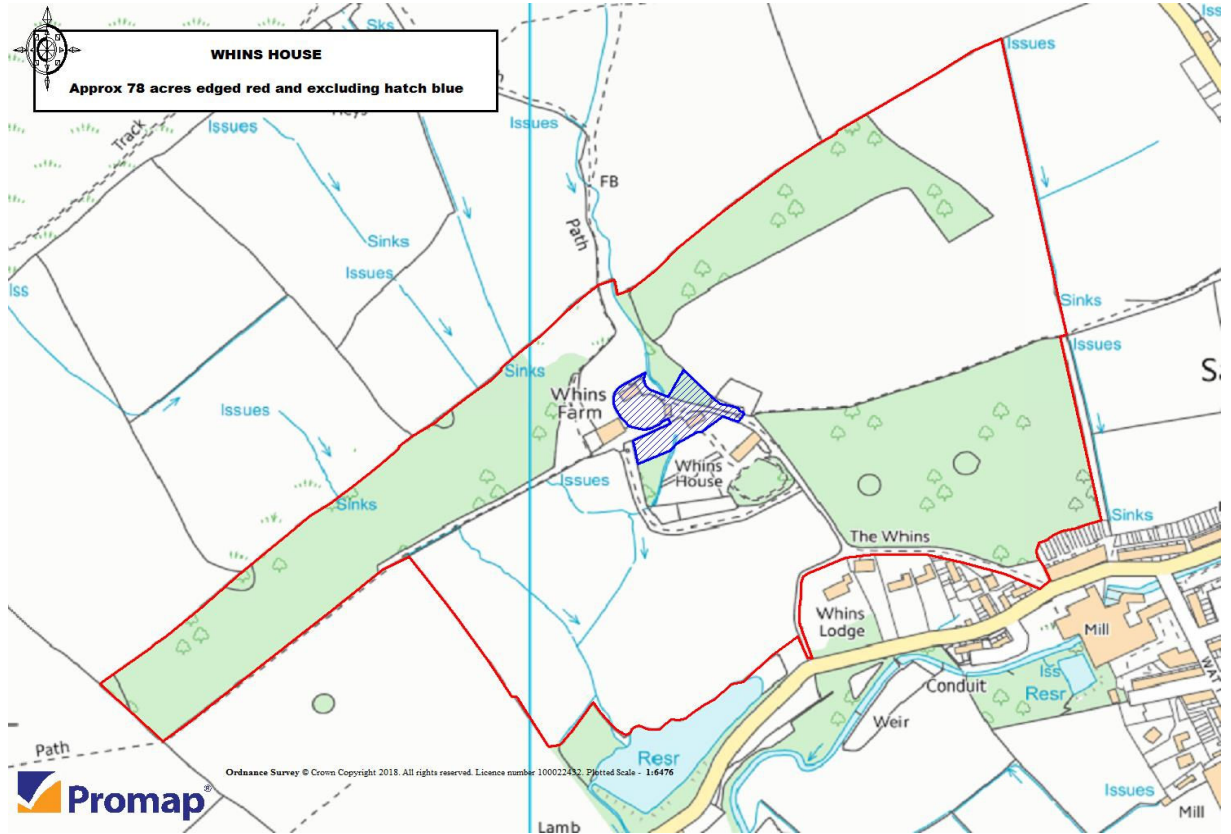


Cellar



Ground Floor

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.







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